

Community Commercial (C-2) Zoning District Permitted Uses

City Code- Chapter 152- Zoning regulations

§ 152.107 "C-2" COMMUNITY COMMERCIAL ZONING DISTRICT.

(B) Permitted uses - "C-2" Zoning District. Uses shall be restricted to a maximum building size of 50,000 square feet and limited to:

- (1) Those uses permitted by right in the "C-1" Neighborhood Commercial Zoning District;
- (2) Child care centers, provided that:
 - (a) The facility provides the required outdoor play area; and
 - (b) The facility is licensed by the State of Arizona Department of Health Services;
- (3) Medical, dental, and clinical offices including laboratories and associated pharmacy facilities;
- (4) Conference center or community center;
- (5) Small-animal hospitals or clinics, confined to a completely enclosed sound-attenuated building with no outdoor kennels or exercise runs;
- (6) Mortuaries; excluding crematories;
- (7) Professional, administrative, general office uses and governmental facilities and offices;
- (8) Community service agency facilities and offices;
- (9) Drive-through window facilities;
- (10) Bank and financial institutions with drive-through windows and outdoor teller facilities;
- (11) Restaurants (including drive-in and drive-through facilities), taverns, bars, nightclubs, and outdoor dining (when ancillary to restaurant use);
- (12) Parking lot for passenger vehicles, taxicab stands;
- (13) Dry-cleaning facility;
- (14) Hotels and motels;
- (15) Indoor entertainment and amusement facilities such as; movie theaters, dance halls, bowling alleys, billiard parlors, skating rinks, video and game arcade;
- (16) Health club, fitness or exercise facility and tennis and racket clubs;
- (17) Household, sickroom or office equipment rental and services;

- (18) Car wash facilities, auto part stores, auto service stations and convenience market with the sale or dispensing of gasoline;
- (19) Outdoor display areas for the sale of new or used automobiles, trucks, boats, trailers, and recreational vehicles and for the rental of such vehicles provided all sales, repair and rental activities are conducted within a building;
- (20) General auto repair, including auto painting and body repair, provided all repair operations are conducted within a building. May include an outside vehicle storage area to be used only for vehicles under repair which shall be screened from any street or surrounding property;
- (21) Nurseries, flower and plant sales, provided all incidental equipment and supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height and no goods, materials or objects are stacked higher than the fence or wall;
- (22) Mobile food vendors provided that such uses may not be located within any portion of the public right-of-way (including sidewalks);
- (23) Mobile vendors provided that such uses may not be located within any portion of the public right-of-way (including sidewalks); and
- (24) Religious institutions.

 **§ 152.106 “C-1” NEIGHBORHOOD COMMERCIAL ZONING DISTRICT.**

(B) *Permitted uses - “C-1” Zoning District.* Uses shall be restricted to a maximum building size of 4,000 square feet and limited to:

- (1) Residential units, when located above the first floor or behind the commercial frontage and incidental to the primary commercial development. The residential use shall be excluded when calculating the maximum building size;
- (2) Child care centers, provided that:
 - (a) The facility provides the required outdoor play area; and
 - (b) The facility is licensed by the State of Arizona Department of Health Services;
- (3) Personal and household services, including but not limited to; apparel, clothing alteration, seamstress shop, shoe repair shops, beauty and barber shops, jewelry and watch repair, small appliance repairs, bank or credit union (without drive-thru window), travel agency, laundrette, and dry cleaners (without processing), therapeutic massage, printing and copy shop, florist and catering service;

- (4) Retail stores, including but not limited to; the sale of stationery, cards, gifts, bookstore, bakery, delicatessen, candy shop, coffee house, ice cream shop, art supply shop, photo shop, pet shop, and tobacco store;
- (5) Professional, administrative and general offices;
- (6) Medical, dental, chiropractic and clinical offices (excluding laboratory or pharmacy facilities);
- (7) Art galleries, art studios for the production and teaching of fine art, music schools, karate and dance studios, and photography studios;
- (8) Music store, video store, and bicycle shop;
- (9) Convenience market without the sale or dispensing of gasoline;
- (10) Café, restaurants, and taverns; excluding drive-in and drive-through facilities and live entertainment;
- (11) Club or lodge;
- (12) Vocational schools: including but not limited to barber or beauty, business, dramatic, handicraft, painting or sculpture;
- (13) Grocery store, fruit or vegetable store, butcher shop (no slaughtering), hardware store, general retail or variety store; and
- (14) Religious institutions.